

Town of Arlington

Zoning Board of Appeals

Meeting Minutes

January 8, 2019

7:45 PM

Meeting Minutes

Docket # 3587 17 Browning Road

Members in Attendance:

Patrick Quinn, Chair

Christian Klein, Vice Chair

Shawn O'Rourke, Esq.

Joseph Moen, Esq.

Docket #3587 17 Browning Road

The applicant, Beatrice Changelian was represented by her nephew Jason. Ms. Changelian resided in this house for over 64 years and due to health issues, needs assistance. The plan would be to construct an addition for more living space so her daughter could move in and assist her. Said addition would require a variance. After hearing from both Ms. Changelian and her nephew Jason, the Board had a few concerns. Mr. Klein had concerns about the drawing specifically the bathroom and suggested that the applicant revisit that space and change the door swing. Ms. Changelian reached out to her neighbors prior to the hearing and nobody objected to her request. It was noted that the addition would be one story and the increase in gross floor area did not impact other dimensional criteria such as lot coverage and usable open space.

At the close of the hearing, the Board unanimously approved the applicants request for a Variance.

SO VOTED: 4-0

Docket #3584 30 Old Colony Road

The applicants, Khalid and Christina Mamlouk appeared before the Board for a Special Permit. They were represented by their architect Mr. Daniel Memont. In addition to the package of materials that were previously submitted, Mr. Memont distributed pictures of the existing and renderings of the proposed. A Special Permit was required under Section 5-18 (Districts and

Uses) due to the size of the proposed addition. Mr. O'Rourke had concerns about the neighbors and asked Mr. Memont if he in fact reach out to them. Mr. Memont told the Board that some of the neighbors were here and would like to speak. Mr. Christopher Canniff of 34 Old Colony Road spoke in favor of the request and said it would have little or no impact on the neighborhood. In addition, the owner of 22 Old Colony Road spoke in favor as well and supported the request whole heartedly. Mr. Memont pointed out that the area of the lot was more than double the required area (13,865 Sq Ft) as per zoning dimensional and density limits. A memorandum from Jennifer Raitt, Director of Planning and Community Development did not oppose the request. Due to the size of the lot, the request would not violate lot coverage or open space requirements as per the Zoning Bylaw.

At the close of the hearing, the Board unanimously approved the petitioners request for a Special Permit.

SO VOTED: 4-0

Docket # 3588 45 Hillside Avenue

Christopher and Lisa Mulvey owners of 45 Hillside Avenue appeared before the Board seeking a Variance. Mr. Mulvey explained the hope to construct a roof deck on top of the existing garage structure located in the rear of the property. The garage is located within one foot of the rear and side lot line. The proposed deck, if placed on top of the garage would violate the setback regulations therefore a Variance would be required. Chairman Quinn explained to the petitioner that a Variance was difficult at best and certain criteria had to be met. All of the members agreed that the criteria to grant a Variance was not met in this case. The petitioner was informed that if the Board rendered a negative vote, he could not re-apply for 2 years. Mr. Klein suggested the case be continued and a re-design of the proposed be submitted at a later date.

The petitioner agreed and this case was continued.

CONTINUED